

Scott Guter

From: Scott Guter
Sent: Thursday, June 09, 2016 10:57 AM
To: 'Hamish@hamishanderson.com'
Cc: Tuan Phan
Subject: SUB16-00076 HAMISH SHORT PLAT

Hamish,

I've completed a draft of my decision. As part of my review of the Public Works Department conditions (below) I noticed a required dedication not represented on the preliminary plans. I need this dedication defined on the preliminary plans. Please update your Preliminary Plans (Project No. 15099) prepared by Stephen Schrei from D.R. Strong and upload it to case in MBP.

Please work with Tuan to determine the amount of dedication required.

Street and Pedestrian Improvement Conditions:

1. The subject property abuts NE 100th St (Collector) and 130th Ave NE (Neighborhood Access). Zoning Code sections 110.10 and 110.25 require the applicant to make half-street improvements in rights-of-way abutting the subject property. Section 110.30-110.50 establishes that this street must be improved with the following:

Half-Street with NE 100th St:

- A. The street pavement shall be 18 ft (minimum) from centerline to face of curb. Widen the pavement if necessary.
- B. Remove and replace any existing half-street improvements that are broken or in substandard condition, including curb and gutter, sidewalk, and storm conveyance.
- C. Remove the abandoned driveway and replace with curb and gutter, planter strip, and sidewalk.
- D. New wheelchair ramps shall be ADA-compliant per WSDOT standard plans.

Half-Street with 130th Ave NE:

- E. The street pavement shall be 12 ft (minimum) from centerline to face of curb. Widen the pavement if necessary.
- F. Install storm drainage, curb and gutter, a 4.5 ft. planter strip with street trees 30 ft. on-center, and a 5 ft. wide sidewalk.
- G. Driveway entrances shall be in accordance with Driveway Policy R-4 and WSDOT Standard Plans (refer to CK-R.21).

2. A right-of-way dedication shall be required from the north-east property corner for a pedestrian sidewalk.

Thanks,

Scott Guter, LEED AP

Planner | City of Kirkland | Planning and Building Department

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